



Braemar Hills B Neighborhood Roadway Reconstruction

Sept. 13, 2013

Dear Resident:

We have received many questions concerning “why hydro-seed and not sod?”

In past projects, lawns disturbed by roadway construction have typically been restored with the use of sod. The contractor was responsible for the establishment of sod for a period of six weeks (42 days) from the date of installation. After the six-week maintenance period, the property owner is then responsible for the sod.

During 2012, residents and staff noticed portions of sod installed during previous construction seasons were not healthy. 2012 saw drought conditions for most of the year. Most of the new sod areas were brown, dormant and/or dead. This reflected badly on the construction project even though continued maintenance of the sod is the responsibility of the homeowner.

City staff hosted a “Construction Contractor Think Tank” meeting in January 2013 to determine the advantages and disadvantage of sod and hydro-seed. We wanted a turf product that property owners could properly maintain to establish long-lasting turf. Staff invited industry experts to this meeting including turf experts, contractors and consultants familiar with City of Edina’s practices and clients.

Topics discussed included cost, watering, maintenance periods, proper long-term care, turf color, installation techniques, drought, fertilizer, chemical treatments, equipment, installation dates and foot traffic. It was determined that all construction projects in 2013 would be hydro-seeded in lieu of sod in an effort to keep costs down and provide a long-lasting product that can withstand long-term dry weather conditions. This product was used on the 44th Street Project between France Avenue and Highway 100 during 2011 if you would like to see an example project.

A final inspection of all hydro-seeded areas will be made as the maintenance period nears completion in each respective stage. Please note, the contractor is required to maintain hydro-seeded areas for a period of 90 growing days from the date of installation. If the maintenance period does not end by Nov. 1, the remaining balance of the maintenance will carry over to 2014 and begin on April 15. Any turf areas’ deemed unacceptable at the end of the maintenance period will be re-hydro-seeded at no cost to the contract. The contractor may apply a selected herbicide later in the year to control other weeds as needed. Healthy lawns are the best defense against weeds.

ENGINEERING DEPARTMENT

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The green mulch material is placed to keep the soil underneath moist for idea growing conditions. In some cases, the grass may not appear through the mulch material right away. The plant needs to establish a root system that is strong enough to get through the mulch material. Fall seeding also has the benefit that after the first frost of the year, grass tends to limit growth upwards and instead it focuses on establishing a strong root system. This system will assist it in the spring to continue growing.

The project is placed in a 2-year warranty period. Northwest Asphalt and the City of Edina staff thank you for your patience and cooperation over the past few months of reconstruction.

Regards,

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